

Town Plan & Zoning Commission Meeting
July 23, 2015
Council Chambers
800 Bloomfield Avenue, Bloomfield, CT
DRAFT MINUTES

In attendance: Berry Berson, Fannie Gabriel, Mark Jacobs, Byron Lester, Dan Mara, Nicholas Panke Abraham Ford, Jr., and Alfred LeFebvre, Barbara Reid and José Giner, Director of Planning

Chairman Barry Berson called the meeting to order at 7:00pm.

Acceptance of Minutes

Commissioner Panke moved to approve the minutes of the June 25, 2015 meeting. Commissioner LeFebvre seconded the motion and it passed with Chairman Berson abstaining.

Agenda Items

3. Application of Allison Properties, LLC for a Site Plan Revision for a storage building and future addition at 11 Britton Drive, I-2 zone.

Tim Coon, PE, from J.R. Russo and Associates represented the application before the Commission. Also present was Chris Allinson.

Mr. Coon represented that the applicants are asking for approval for a Site Plan Revision to allow the construction of a 4,900 +/- s.f. free-standing cold storage building and 9,000 +/- s.f. future addition to their existing industrial building located on a 3.96 acre lot in an I-2 Zoning District. The cold storage building will have a metal frame with a membrane covering and will be built during Phase I of the project. The 9,000 s.f. addition will be attached to the north side of the existing building and be constructed as part of a future phase. The area where it will be located will be paved over during Phase I.

Mr. Coon summarized the technical elements of the Site Plan including the storm water collection system which will be tying in to the pre-existing drainage system for the Industrial Park that was designed for full build-out of the lots in the park. Mr. Coon stated that he had responded to staff comments by e-mailing drainage calculations to the Town Engineer who had responded that he was satisfied with the analysis.

Commissioner Mara asked if the building proposed in Phase II was definitely going to be built. Mr. Coon responded that it was contingent on business growth and other factors. They wanted it approved so they could quickly act on it if the need for additional space arose.

Commissioner Mara asked if the coverage would still need to be modified above the 50% limit if the Phase II building was not built. Mr. Coon responded that it most likely would since the area where the building was going was proposed to be paved over as part of Phase I for truck loading, maneuvering and parking.

Commissioner LeFebvre asked about the function of the cold-storage building. Mr. Coon replied that it would be an unheated building that would house mostly metal stock used in the manufacturing process.

Commissioner LeFebvre asked how many trucks would be going in and out during a typical day. Chris Allinson stated that from 4 to 8 trucks would typically access the site on any given day.

Commissioner Ford asked for clarification of the requested 55.7% coverage. Mr. Coon stated that it was at total build-out and that there would be less than 55% if the additional

was not ultimately constructed. The paving area would remain to help with maneuvering trucks within the site.

Commissioner Jacobs asked how close were the residences to this site and whether there would be any night traffic that might impact the residents. Mr. Coon showed on the site plan where the back edges of the residential properties were with respect to their lot. Mr. Allinson stated that at this time they only worked 8-12 hour days with no second shift. Mr. Jacobs asked if a second shift was anticipated. Mr. Allinson replied that he would love to be so busy so as to need a second shift but that at this time no second shift was anticipated.

Chairman Berson asked for clarification of the lighting layout and details. Mr. Coon indicated the light poles on the Site Plan. He said that there should be no spillover since the fixtures would be full cut-off.

Commissioner Panke stated that the expansion was well planned and he did not believe that there would be any impacts on neighboring business or residential properties.

Commissioner LeFebvre made a MOTION TO APPROVE The Application of Allison Properties, LLC for a Site Plan Revision to construct a 4,900 +/- s.f. free-standing cold storage building and 9,000 +/- s.f. future addition to their existing industrial building with an increase of impervious coverage to 55.7% at 11 Britton Drive, I-2 zone, Christopher Allinson applicant, Allinson Properties, LLC, owner. This approval is subject to conformance with the referenced plans, as may be required to be modified, and the following conditions:

Referenced Plans:

"Site Plan Modification, 11 Britton Drive, Bloomfield, Connecticut" Sheets 1-6, by J.R. Russo & Associates, LLC, revised to 07-06-15.

Conditions to be met prior to the signing of plans:

1. The applicants shall submit drainage calculations indicating to the Town Engineer's satisfaction that the detention pond and associated downstream drainage system is has the capacity to hold the increased runoff from the target impervious coverage.
2. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

Conditions to be met prior to the issuance of permits:

3. Two sets of paper plans with any required changes shall be submitted for the Commission Secretary's signature.
4. If necessary, an Erosion and Sediment Control and Site Restoration Bond shall be submitted in the form of cash or a check, in an amount to be determined by the Planning Director.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

5. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
6. With respect to the future addition as shown on the subject plans – no certificate of compliance shall be issued until the additional parking spaces are constructed as shown on the plans.
7. No Certificate of Compliance or other final approval for each phase may be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot

be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.

General Conditions:

8. This approval is for the specific use and structure identified in the application. Any change in the nature of the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.
9. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.
10. All work associated with the construction of facilities as approved must be completed by July 23, 2020 or this approval shall be rendered null and void, unless an extension is granted by the Commission.
11. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Commissioner Panke seconded the Motion which passed unanimously.

4. Request by CT Bloomfield Developers, LLC for a Zone Change from R-15 to PLR and Master Plan approval for a 240-unit multi-family development for 49 +/- acres located along both sides of Privilege Road and north of lots 30, 65, 84 and 85 Privilege Road, bounded to the east in part by land of Town of Bloomfield and the Bloomfield/Windsor Town Line, to the north by land of the Wintonbury Land Trust and residential properties that front on Dudley Town Road, and to the west by the Deer Meadow multifamily complex which fronts on Blue Hills Avenue (continued from June 25, 2015).

Chairman Berson explained that this hearing was opened at the June 25 meeting but immediately continued to tonight because of a perceived deficiency in the abutter notifications. Chairman Berson explained how the hearing would be conducted and asked the applicant's representative to step up to the podium.

Robin Pearson, an Attorney with the law firm of Alter and Pearson from Glastonbury stepped up to represent the applicant. She stated that they had sent new notices to all the required abutters and had made sure that the Public Hearing signs on the property were still posted. She stated that certifications as to the notice mailings and sign postings had been submitted for the record.

Atty. Pearson summarized the nature of the application as a Zone Change and Master Plan application and that site details such as drainage etc. would be part of a later submittal if tonight's application were to be approved. She stated that in addition to the required notices, the applicant had sent invitations to all the owners on Privilege Road for a meeting that was held on Monday the 20th at the Town's Senior Center to discuss the application in a less formal setting.

Atty. Pearson introduced Chris Ferrero, AICP, RLA who is a Vice-President at Fuss and O'Neill and is a Landscape Architect, Planner and Development Consultant. She also noted that Eli Pethold was present representing the applicant as well as Traffic Engineer Mathew Scully, P.E. and Megan Hope from her office.

Mr. Ferrero passed out copies of a PowerPoint presentation that he had prepared for tonight's hearing. He narrated the slides in the presentation which lasted approximately 45 minutes.

Atty. Pearson summarized the presentation and addressed the perceived concerns regarding the project. She stated that the applicant would work with the residents of Privilege Road to provide an enhanced entrance design and streetscape. She believes that the application conforms to the Town's Plan of Conservation and Development as well as the State POCD. The Wintonbury Land Trust would also benefit from additional access to their land. She stated that the tax Assessor had stated to her that there would be no appreciable impact on the neighbor's property values. She also stated that the applicant was willing to provide the residents of Privilege Road with access to the project's amenities including the possibility of allowing a 4 acre piece to be utilized as a park exclusively for Privilege Road residents. She summarized the market demand for this type of housing.

Atty. Pearson also stated that the concerns regarding stacking at the Blue Hills Ave. intersection could be remedied by changing the timing of the light. She also stated that they were proposing a new turning lane on East Wintonbury Rd.

Chairman Berson noted that Commissioner Gabriel was not feeling well and had left the meeting at approximately 8:25. Alternate Commissioner Jacobs was appointed to serve in her stead.

Director of Planning José Giner summarized staff comments that had been received regarding the application and noted that there were letters from residents that could not be here that were submitted for the record.

Chairman Berson summarized the letters and stated that they were part of the record of these proceedings and available for inspection.

Chairman Berson opened the floor for questions from those attending.

Roslyn Beck of 40 Privilege Road questioned whether wetlands should be counted in the base acreage when calculating the permissible density. Mr. Ferrero stated that the PLR District does not appear to have a "developable land" consideration as some other districts do. Mr. Giner stated that in districts where wetlands is a consideration for determining net lot area only soils classified as "very poorly drained" were considered for the 50% exclusion. He believes that consideration is for Lot Area anywhere in Bloomfield. Mr. Ferrero stated that the final density calculations would be part of a detailed site plan application.

Ms. Beck also questioned whether a second access might have been feasible given the wetlands. Mr. Ferrero stated that it would have been difficult but a path could be found to provide that access had it been required. Ms. Beck also asked how many trips would be going up and down Privilege Road on a given day. Mr. Ferrero stated that the traffic calculations predicted 1,500 additional trips distributed over 24 hours.

Alden Giddings stated he lives in Granby but owns the properties at 31 and 33 Privilege Rd. He asked what the difference in trips would be from the previously approved subdivision. Mr. Ferrero answered that the subdivision was projected at 733 trips per day.

José Pacheco, owner of 25 Mathew Lane, Windsor believes his property has been negatively impacted by runoff from the previous development off Privilege Rd. He asked how this was going to be addressed. Mr. Ferrero stated that a fully developed site would have storm water management and environmental controls.

Matt Gerritt, 18 Mathew La. in Windsor asked whether the added turn lane on Route 178 would pose any safety issues for cyclist. Mr. Ferrero said that the additional room provided a better situation than the current configuration.

Alandy Penny, 15 Privilege Rd. asked why sidewalks on Privilege Rd were not feasible. Mr. Ferrero stated that the applicant was willing to work with the neighbors if it made sense but that he had received negative feedback on the sidewalk issue at the neighborhood meeting.

Commissioner Mara left the meeting at 8:51 p.m.

David Porter of 25 Privilege Rd asked how many other similar developments cited by the applicants in their presentation had dedicated entrances versus coming in over a single access through an existing neighborhood. Mr. Ferrero cited Balbrea off Mountain Road as an example.

Chairman Berson noted that there were no more questions from the public and asked for Commissioner questions.

Commissioner Reid asked if the recreational amenities would be available to the residents of Privilege Rd. Mr. Ferrero said yes- at the same rate as the apartment residents - \$130 a year.

Commissioner Ford asked about the process for changing the timing on the light at the Blue Hills Ave/ Route 178 intersection. Mr. Ferrero stated that the Town would need to initiate the request to ConnDOT and that the applicant would pay for the re-timing.

Commissioner Panke asked if trucks and service vehicles were taken into account when calculating the added trips. Mr. Ferrero responded that they were included in the calculations. Commissioner Panke also asked about the adequacy of one entrance in dealing with emergencies. Mr. Ferrero stated that the Commission had previously approved a subdivision development at the end of Privilege Drive and that this would not be substantially different with respect to emergency access. He noted that this issue was within the purview of the emergency services and that they had not expressed any concerns for the record.

Commissioner Jacobs expressed concerns about the parking ratio that was being requested. Mr. Ferrero stated that there were numerous studies that supported the 1.5 space per dwelling unit they were proposing versus the 2.5 requirement in the regulations. He stated that if it was an issue they could show a plan that complied with the 2.5 standard and ask for a deferment of some of the spaces. It would be up to the Commission to require the full build out if there was an issue in the future. Mr. Giner stated that the regulations required 2.5 spaces per d.u. There would need to be a text amendment for the 1.5.

Chairman Berson asked about the status of State Traffic Commission approvals. Mr. Ferrero stated that it was now called the Office of State Traffic Administration or OSTA for short. He stated that they would have to go to OSTA for advice on whether a new application was needed.

The Chair then opened the floor for comments from the public.

Ms. Johnson from 26 Privilege Rd. spoke against the application citing traffic concerns and intensity of use. She also stated that this was not an area targeted by the Plan of Conservation and Development (POCD) for multi-family housing.

Roslyn Beck of 40 Privilege Rd. spoke against the application citing incompatibility with the neighborhood due to the high density. She presented a petition signed by 50 residents against the application citing Traffic and Safety Concerns, Property Values, Neighborhood Feel and Wetlands/Natural Resources and Animal Habitat issues.

Alden Giddings, owner of 31 and 33 Privilege Rd., spoke against the application. He believes the developer has not been trying to properly market the approved subdivision and does not feel the Commission or the residents of Privilege Rd should be bailing him out of a bad investment decision. He also stated that none of the other 13 PLR Districts in Bloomfield have the same type of access that is being proposed by this PLR. They all have direct access to a high traffic road. He also cited potential traffic impacts on residents' enjoyment of their property.

Mr. Giddings stated that he had researched all the dead-end streets in Town and that, if approved, Privilege Drive would have the largest number of housing units off a dead-end street in the entire town of Bloomfield. He submitted his outline notes with calculations for the record. He believes single-family homes are the best use of the property.

Josie Robles of 42 Privilege Rd. spoke against the application. She believes that the development will change the character of the neighborhood.

Matt Gerritt, 18 Mathew La. in Windsor spoke against the application. Cited traffic issues. He also stated that he felt this was the wrong location for the targeted demographic which was "millennials". He believes this type of development belongs near a town center within walking distance of amenities.

Alandy Penny, 15 Privilege Rd. spoke against the application. He cited concerns over safety due to the increase in traffic and environmental issues.

Glenmore Johnson, 26 Privilege Rd. spoke against the application echoing the sentiments of previous speakers.

Melvin Banks, 12 Privilege Rd. spoke against the application. He believes that there is a market for s/f homes if the developer adjusts to the market. He also does not believe that it makes sense to have only one entrance to this large a number of units from a logistical and safety perspective.

Monroe Carter, 24 Privilege Rd. spoke against the application.

Hearing no further requests from the public, Chairman Berson asked for comments from the Commission.

Commissioner Panke stated that he had nothing against apartments under the right conditions but he had concerns about this proposal that centered around its location, traffic issues, safety and the adverse social impact on the existing neighborhood.

Commissioner Lester stated that he shared the concerns expressed by Commissioner Panke, especially regarding traffic. He believes that the lack of a second access for the amount of units and traffic is problematic for him.

Commissioner Ford stated that he lives in a neighborhood with only one access and is familiar with the problems associated with that. He does not think this proposal is the right fit for the neighborhood.

Commissioner LeFebvre agreed with the points made by the other Commissioners.

Commissioner Reid stated that she was concerned about the traffic issues. She stated that she deals with the traffic on East Wintonbury Ave on a daily basis.

Chairman Berson stated that he concurs with the other Commissioners who praised the quality of the presentation put on by the applicants but that he had some reservation also regarding traffic and whether changing the zone to PLR would make this a borderline spot zone. He asked the applicants to wrap up their comments.

Atty. Robin Pearson, summarized that although they would seek a change, the parking would be proposed at the current required ratio. She understood the concerns and perceptions but wanted to reiterate that applicant believes that the traffic can be safely accommodated. Would be willing to accept a condition that the development could not proceed unless the State approved a re-timing of the light at the Blue Hills Ave/ Route 178 intersection.

Atty. Pearson believes that this would be a very attractive, well-built development. Applicant is willing to provide streetscape improvements along Privilege Road and the entrance to the street from East Wintonbury.

She stated that the issue of one access is an existing condition. The development itself has multiple access once you get into the lot. She noted no concerns were expressed by the Police Department or other emergency services.

Atty. Pearson stated that she realizes this would be a big change for the neighborhood but reminded the Commission that there was already a 71 lot subdivision that was approved for the property and that there would be a change in activity regardless.

She believes that this development would be good for the neighborhood and hopes that the Commission would see fit to approve it.

Commissioner Panke made a motion to close the Public Hearing, seconded by Commissioner Lester. Motion passed unanimously.

Commissioner Panke made a motion TO APPROVE the request by CT Bloomfield Developers, LLC for a Zone Change from R-15 to PLR and Master Plan approval for a 240-unit multi-family development for 49 +/- acres located along both sides of Privilege Road and north of lots 30, 65, 84 and 85 Privilege Road, bounded to the east in part by land of Town of Bloomfield and the Bloomfield/Windsor Town Line, to the north by land of the Wintonbury Land Trust and residential properties that front on Dudley Town Road, and to the west by the Deer Meadow multifamily complex which fronts on Blue Hills Avenue.

*Commissioner Jacobs seconded the motion. **The motion failed by a vote of 1-6 with Commissioners Jacobs, Panke, Lester, Ford, LeFebvre and Reid voting against and Chairman Berson voting in favor.***

Chairman Berson asked Commissioner Panke if he wished to offer the reasons for denial on behalf of the Commission. Commissioner Panke stated that the location of the PLR was an issue since it was in an isolated area, the traffic would impact negatively on the neighborhood, concerns over the safety because of the increased density and having only one access to all the units and the adverse social impact on the existing neighborhood that would occur as a result of the development.

The Chair called for a 5 minute adjournment at 10:08 p.m.

5. Application of Reinhard von Hollander c/o 1735 Asylum Avenue, LLC for a Special Permit and Site Plan to allow changes to the Master Plan of a multi-family residential development at 1146 Blue Hills Avenue, PLR zone (continued from June 25, 2015).

Chairman Berson explained that this hearing was also at the June 25 meeting but immediately continued to tonight because of a deficiency in the notifications.

Kevin Grindle, P.E. with Anchor Engineering was representing the applicant. He summarized the project stating that this was a modification of a residential project previously approved by the Commission. The number of units -20- was staying the same at 4 units per acre density. The site access to East Wintonbury Ave was also the same. The difference was that

instead of 4 units in five building the project would now have 10 duplexes. The applicant felt that duplexes best met the current market need for housing.

Mr. Grindle detailed how the project complied with the zoning regulations and explained the grading and storm water management aspects of the site plan.

Mr. Grindle discussed the possibility of providing sidewalks as mentioned in the staff report by stating that he felt they were not needed since there were no sidewalks anywhere near this property either on East Wintonbury Rd or Blue Hills Avenue. He noted that the Blue Hills Ave/ East Wintonbury Rd intersection traffic light and crossing does not currently support pedestrian crossings.

Director of Planning José Giner noted that proof of abutter mailing as well as sign posting affidavit had been submitted by the applicant. He noted that there was a worn path across the front of the property that indicated that there was some foot traffic in the area but agreed that the traffic controls and markings at the intersection did not currently support pedestrian circulation.

Commissioner Panke asked about fire access since it looks like truck had no place to turn around. Mr. Grindle replied that there was no turnaround provided but that the applicant was willing to work with the Fire services. Mr. Giner noted that the application was referred to the FD but no comments were received.

Commissioner Panke made a motion to close the Public Hearing which was seconded by Commissioner Lester and passed unanimously.

Commissioner Reid made a motion TO APPROVE the application of Reinhard von Hollander c/o 1735 Asylum Avenue, LLC. for a Special Permit and Site Plan approval for the construction of twenty (20) residential units in ten (10) duplex structures on property located at 1146 Blue Hills Avenue in a Planned Luxury residential (PLR) District, 1735 Asylum Avenue, LLC owner. This approval is subject to conformance with the referenced plans, as may be required to be modified, and the following conditions:

Referenced Plans:

"Site Plan Application of 1146 Blue Hills Avenue, Bloomfield, CT Prepared for 1735 Asylum Avenue, LLC 14 Brainard Road West Hartford, CT 06117" Cover Sheet and Plan Sheets 1-12 prepared by Anchor Engineering revised to 6/19/15.

Conditions to be met prior to the signing of plans:

1. The final plans submitted for signature shall contain the revisions requested by staff.
2. Any revisions required as part of the Inland Wetlands Permit shall be reflected on the final plans.
3. The final plans shall reference street and unit numbers as assigned by the Planning Director in consultation with the E-911 coordinator.
4. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

Conditions to be met prior to the issuance of permits:

5. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary's signature.
6. A copy of the Special Permit shall be filed on the Land records by the owner of the property.

7. If necessary, an Erosion and Sediment Control and Site Restoration Bond shall be submitted in the form of cash or a check, in an amount to be determined by the Director of Planning.
8. All necessary approvals from the State of Connecticut Department of Transportation (ConnDOT) shall be obtained.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

9. Complete as-built plans certified to Class A-2 and T-2 accuracy shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
10. No Certificate of Compliance or other final approval may be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount determined by the Director of Planning to be sufficient to complete the site work and with surety acceptable to the Town.

General Conditions:

11. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structure will require new approvals.
12. This project is also subject to conditions of approval by the Bloomfield Inland Wetlands and Watercourses Agency.
13. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.
14. All work associated with the construction of facilities as approved must be completed by July 23, 2020 or this approval shall be rendered null and void, unless an extension is granted by the Commission.
15. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Commissioner Panke seconded the MOTION which passed unanimously.

6. Request by Ed Lally and Associates, Inc. for a Text Amendment to Section 7.7.C of the Zoning Regulations regarding standards for bulky waste disposal facilities.

Commission Secretary Byron Lester read the Legal Notice that had been published in the Hartford Courant.

The applicant, Ed Lally, stated that he was proposing to refine the section of the Regulations dealing with bulky waste. There were some minor technical revisions to some of the other sections but the major portion was dealing with the conduct of bulky waste recycling and travel to and from the site. Mr. Lally summarized the changes as detailed in the text accompanying the application. It was intended to protect residential zones from the impacts of these uses while allowing travel to an arterial roadway from a non-arterial roadway. Only construction waste would be able to be handled at these facilities as opposed to general household waste. Also only indoor operations. Any new applications would require a Special permit with a hearing before the TPZ so the Commission would still have the

ultimate discretion to consider whether a particular application fit a site and its surrounding neighborhood.

There were no members of the public who wished to speak. The Chair asked for Commission questions or comments.

Commissioner Jacobs was concerned whether this was geared toward a particular operation and whether there would be a negative impact to that operation if this was approved. Mr. Lally responded that he was proposing this on behalf of a potential client and that there would be no negative impact.

Commissioner Panke was also concerned whether we were doing this for one particular use. Mr. Lally replied that it was his experience that most text changes have been proposed by individuals seeking some relief from zoning. He believes that this amendment will protect residential areas while allowing some leeway in the transportation aspect of these type of operations.

Chairman Berson asked if there were any arterials in town that did not go through residential areas. Mr. Lally stated probably not but put forth the example of Woodland Ave south of Mucko Road is residential but north is not so any traffic coming out of a facility on Mucko Road would have to go north under this proposed regulation.

In response to a question Mr. Giner noted that no abutter notification was needed for this application since it did not apply to any specific land at this time. Any Special permit application for a particular site would need to notify abutters of a hearing date.

Commissioner Panke made a motion to close the Public Hearing which was seconded by Commissioner Lester and passed unanimously.

Commissioner LeFebvre made a MOTION TO APPROVE the request by Ed Lally and Associates, Inc. for a Text Amendment to Section 7.7.C of the Zoning Regulations regarding standards for bulky waste disposal facilities as detailed in the applicant's submission. This change to become effective at such time as this decision is published in the newspaper and subsequently forwarded to the Town Clerk. Commissioner Lester seconded the motion which passed unanimously.

7. Planner's Report

Director of Planning José Giner stated that he was proposing to administratively approve the following projects:

- a. request to spread excess soil from the High School turf replacement project on existing fields on the High School property.
- b. Change of use for a commercial unit at 1292 Blue Hills Avenue for a proposed on-line training school - Sterling Academy- with no exterior work.
- c. Small solar array project at Windsor Sanitation on Mucko Rd.
- d. Request from CREC to amend their plans for the former JP Vincent School on Turkey Hill Road to discontinue mowing on an area designated on the plans as such and allow the area to grow back to its natural state.

Adjournment

Commissioner Lester moved for adjournment at 10:55 pm., Commissioner Panke seconded the motion. The motion passed unanimously.